



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, SEPTEMBER 9, 2009

MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Steven Steinke, Vice Chairman
Michael Schmitt, Commissioner
Kevin O'Neill, Commissioner
Ed Grant, Commissioner
Jason Ottman, Commissioner

ABSENT: Erik Filsinger, Commissioner

STAFF: Tim Curtis
Joe Padilla
Greg Bloemberg
Connie Padian
Erin Perreault
Carrie Wilhelme

CALL TO ORDER

Chairman D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:32 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. August 12, 2009 Regular Meeting Minutes
2. August 26, 2009 Remote Site Hearing Minutes

VICE-CHAIRMAN STEINKE MOVED TO APPROVE THE AUGUST 12, 2009 REGULAR MEETING MINUTES AND THE AUGUST 26, 2009 REMOTE SITE HEARING MINUTES. SECONDED BY COMMISSIONER O'NEILL, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

3. 3-TA-2009 Text Amendment for Health and Fitness Studio

Request by City of Scottsdale for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to amend Article III (Definitions; General) for Health Studio and Fitness Studio, amend the Use Permit requirement for Health Studios in Article V (District Regulations, various zoning districts), eliminate the use restrictions for Gymnasiums in I-1 (Industrial Park District), and consider allowing Fitness Studios in I-1 (Industrial Park District) as a permitted use.

Mr. Bloemberg explained that the text amendment focuses primarily on health and fitness studios with a secondary element being gymnasiums in the I-1 zoning district. The dramatic increase in the popularity of small-scale facilities has rendered it necessary to contemplate an ordinance change that will allow for various uses and a variety of services without the burden of obtaining a use permit. The city will maintain its ability to regulate size and location of the facilities in sensitive areas such as the PNC and C-1 districts as well as preserving the entitlement process in the I-1 district. "Health studio" and "fitness studio" are currently defined as separate uses; the intent is to combine those two terms into one term called "health and fitness studio" and create a new definition.

In response to a question by Commissioner Ottman, Mr. Bloemberg explained that the intention is to create a simplified definition that does not control operational criteria.

In response to a question by Chairman D'Andrea, Mr. Bloemberg confirmed that the new definition will allow a variety of uses in addition to the currently allowed gymnastics use. Retail components associated with the business will be allowed within the facilities.

COMMISSIONER GRANT MOVED TO APPROVE 3-TA-2009, TEXT AMENDMENT FOR HEALTH AND FITNESS STUDIO. SECONDED BY COMMISSIONER SCHMITT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEM

4. Presentation and discussion on the 2011 General Plan Update

Ms. Wilhelme reviewed the background of the General Plan, including the timeline and state statute requirements. The purpose of the background documents is to stimulate discussion evaluating policies within the 2001 General Plan. She highlighted the items addressed in the update, noting that the vision will be reaffirmed. A General Plan working group comprised of board and commission members will be assembled to review the draft elements of the General Plan. Staff plans to provide bimonthly updates.

Vice-Chairman Steinke commented that a system should be in place for tracking General Plan accomplishments as they are obtained. Ms. Wilhelme noted that the new Planning Commission and City Council staff report format includes identifying which General Plan goal is being implemented and accomplishments can be recognized as part of the annual report. Consideration is being given to tying the Capital Improvement Plan more closely with the General Plan.

In response to a question by Commissioner Schmitt, Ms. Wilhelme explained that the General Plan has a cost to develop element and that the state statute for each element gives a broad guide of what is to be addressed. The state statute states that goals, policies, and methods are to be identified that ensure development pays for its fair share of costs. Scottsdale's cost of development element touched upon a fiscal impact modeling that was created around the same time as the General Plan but never used. She added that a decision needs to be made on whether to update the software or to research how best to address the costs of development.

Chairman D'Andrea stressed the importance of having a clear vision of development standards and what types of projects will be supported in infill areas. Similarly to the Character Area plans, key areas along major arteries need to be identified and a vision developed by the residents and the city. The General Plan is more than a State requirement, it is a key tool the city should use in guiding developers towards design that the community wants.

In response to a question by Commissioner O'Neill, Mr. Curtis explained that the black and white fact sheet on Scottsdale annexations and Desert Foothills homeowners was an informational item provided by a community member. Commissioner Ottman asked that in the future documents from sources other than staff be identified separately to avoid confusion.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:05 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.